

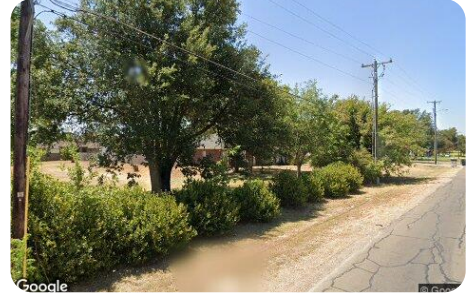
Single Family Residence

RESIDENTIAL

5308 FLAT ROCK RD

WACO, TX 76708

\$582,797 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,473 ft²

LIVING AREA

0.89 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$583K

\$544K low

\$622K high

Est. Owner Equity

\$582,797

TAX & ASSESSMENT

Assessed Value	\$687,500
Previous Assessed	\$687,500
Assessor Market Value	\$687,500

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.89
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached

Deck · 280 ft²

Shed · 160 ft²

Patio · 280 ft²

Porch · 1,242 ft²

CLIMATE RISK

51
FLOOD

52
WILDFIRE

99
HEAT

48
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.5 mi
China Spring High School	High	9–12	2.6 mi
China Spring Elementary School	Elementary	PK–3	3.8 mi

District: China Spring Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 76708

80 CRIME INDEX	139 AIR POLLUTION	28,316 POPULATION	\$66K MEDIAN IN-COME	66°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.